

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 10, 2007**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
John Lackey  
Robert Medaugh  
Pete Mosely  
Tom Murdic  
Paul Pratt, Jr.  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Engineer  
Ann Haines, Planner  
Jama Olsen, Planner  
Kristi Earwood, Planning Commission Attorney  
Sheila Myers, Planning Assistant  
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, May 10, 2007, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Sanders and Commissioner Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Withdrawal of Items 37, 38 and 43.
2. Draft of the Comprehensive Plan should be completed and sent out prior to the June 14<sup>th</sup> Planning Commission Meeting.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the April 10, 2007 meeting.

A motion was made by Commissioner Mosely to approve, and seconded by Commissioner Crohan.

**CONSENT AGENDA:**

**BONDS:**

1. **2<sup>nd</sup> Addition at Legends Ridge** – Performance Bond for Water & Fire Improvements - \$101,000.  
**Recommendation:** Convert to maintenance in the amount of \$10,100 for a period of six (6) months.
2. **Bell Pond** – Performance Bond for Roads, Drainage and Erosion Control - \$93,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
3. **Belle Chase, Section 1** – Performance Bond for Landscaping - \$1,950.  
**Recommendation:** The applicant submit a revised landscaping plan within sixty (60) days showing all requirements have been met and review this bond again at the August, 2007 meeting.
4. **Belle Chase, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$186,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
5. **Brandon Park Downs, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$151,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

6. **Cherry Valley** – Performance Bond for Roads, Drainage and Erosion Control - \$35,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

7. **Currey Ingram Academy** – Performance Bond for Backup Wastewater Treatment System - \$300,000.

**Recommendation:** **NOT ON CONSENT.**

8. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$300,000.

**Recommendation:** **NOT ON CONSENT.**

9. **Grace Chapel Church** – Performance Bond for Landscaping - \$150,000.

**Recommendation:** Reduce Performance Bond amount to \$100,000 for a period of three (3) months.

10. **Grace Church** – Performance Bond for Landscaping - \$22,650.

**Recommendation:** Convert to maintenance in the amount of \$6,795 for a period of six (6) months.

11. **Grove Park** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

12. **Laurelbrooke, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$92,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

13. **Legends Ridge, Section 8** – Maintenance Bond for On & Off Site Water (City of Franklin) - \$5,800

**Recommendation:** Release the bond.

14. **Leipers Valley & Mauldin Woods** – Maintenance Bond for Water (HB & TS) - \$19,695.

**Recommendation:** Extend the current amount for a period of six (6) months.

15. **River Landing, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.

**Recommendation:** Extend the current amount for a period of three (3) months.

16. **River Landing, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.

**Recommendation:** Extend the current amount for a period of three (3) months.

17. **River Landing, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$90,000.

**Recommendation:** Convert to maintenance in the amount of \$75,000 for a period of one (1) year.

18. **River Landing, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$85,000.

**Recommendation:** Extend the current amount for a period of three (3) months.

19. **River Landing, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$30,000.  
**Recommendation:** Extend the current amount for a period of three (3) months.
20. **River Landing, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control -\$75,000.  
**Recommendation:** Extend the current amount for a period of three (3) months.
21. **River Landing, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$33,000.  
**Recommendation:** Extend the current amount for a period of three (3) months.
22. **River Landing, Section 8** – Performance Bond for Roads, Drainage and Erosion Control - \$105,000.  
**Recommendation:** Extend the current amount for a period of three (3) months.
23. **Silver Streams Farms, Section 1-A** – Performance Bond for Roads, Drainage and Erosion Control - \$84,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
24. **Silver Stream Farms, Section 1-A** – Performance Bond for Landscaping - \$32,350.  
**Recommendation:** Extend the current amount for a period of six (6) months and require completion of this section.
25. **Silver Stream Farms, Section 1-A** – Performance Bond for On & Off-Site Sewer Improvements (Metro) -\$95,000.  
**Recommendation:** Extend the current amount until the end of June, 2007 and reconsider at the July, 2007 meeting.
26. **Stockett Creek, Section 1** – Performance Bond for Landscaping - \$82,000.  
**Recommendation:** Extend the current amount for a period of three (3) months.
27. **Stockett Creek, Section 1** – Performance Bond for Roads, Drainage and Erosion Control \$206,000.  
**Recommendation:** Convert to maintenance in the amount of \$180,000 for a period of one (1) year.
28. **Stockett Creek, Section 2** – Performance Bond for Sewer Improvements (HVUD) - \$55,243.40  
**Recommendation:** Release the bond.
29. **Stockett Creek, Section 2** – Performance Bond for Water Improvements (HVUD) - \$94,000  
**Recommendation:** Release the bond.
30. **Stockett Creek, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$215,000  
**Recommendation:** Convert to maintenance in the amount of \$150,000 for a period of one (1) year.
31. **Summer Hill, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$78,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.

32. **Summer Hill, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$40,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

33. **Watkins Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

34. **Whitehall Farms, Section 3** – Maintenance Bond for Water (City of Franklin) - \$5,800.

**Recommendation:** Release the bond.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Mosely made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Murdic seconded the motion, which passed by unanimous vote.

#### **ITEM 7**

#### **CURREY INGRAM ACADEMY - PERFORMANCE BOND FOR BACKUP WASTEWATER TREATMENT SYSTEM - \$300,000**

Mr. Horne reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

**Recommendation:** Upon review of sewerage flows, staff/student population and square feet constructed to date, it has been determined that the applicant has not yet reached the prescribed 80% build-out. Accordingly, it is recommended that this bond be extended in current amount for one (1) year.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed with Commissioner Walton abstaining.

#### **ITEM 8**

#### **CURREY INGRAM ACADEMY - PERFORMANCE BOND FOR WASTEWATER TREATMENT SYSTEM - \$300,000**

Mr. Horne reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

**RECOMMENDATION:** Upon review of sewerage flows, staff/student population and square feet constructed to date, it has been determined that the applicant has not yet reached the prescribed 80% build-out. Accordingly, it is recommended that this bond be extended in current amount for one (1) year.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed with Commissioner Walton abstaining.

#### **PUBLIC HEARINGS:**

#### **ITEM 35**

#### **SITE PLAN AND CONDITIONAL USE REVIEW FOR OLD MEXICO GARDEN ACCENTS ON 3.20 ACRES LOCATED AT 1814 CARTER'S CREEK PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2007-015)**

Ms. Olsen reviewed the background (see Staff report), recommending denial of this request.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

**PRELIMINARY PLATS:**

**ITEM 36**

**PRELIMINARY PLAT REVIEW FOR ABINGTON RIDGE, PHASE 3B, CONTAINING 6 LOTS ON 4.56 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-307).**

Mr. Matteson reviewed the background (see Staff report); recommending approval of the preliminary plat. In conjunction with final plat consideration, the following items must be addressed:

1. Establishment of a performance bond for the sewer collection system;
2. Submission of landscape plans and establishment of appropriate performance bonds for landscaping; and
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Steve Clifton, of Clifton and King, representing the applicant, was in attendance for any questions.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

**ITEM 37**

**PRELIMINARY PLAT REVIEW FOR BLACKBERRY ESTATES, CONTAINING 21 LOTS ON 31.95 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-306).**

This item was withdrawn.

**ITEM 38**

**PRELIMINARY PLAT REVIEW FOR CASCADES ESTATES, CONTAINING 21 LOTS ON 31.95 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-305).**

This item was withdrawn.

**ITEM 39**

**PRELIMINARY PLAT REVIEW FOR WATKINS CREEK, SECTION 3, (REVISED), CONTAINING 41 LOTS ON 52.91 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-304).**

Ms. Haines reviewed the background (see Staff report). The final plat must address the following:

1. Submission of a list indicating all current owner(s) with corresponding lot numbers in Section III along with a corresponding signature line(s) within the Owners Certificate;
2. Signature of the HOA Certificate by the appropriate representative;
3. Establishment of performance bond for water improvements in favor of the Milcrofton Utility District;
4. Establishment of a performance bond for the sewer collection system, and/or disposal system; and

Chairman Lackey asked for any comments.

Commissioner Walton asked where the easement for lot 341 is located.

Ms Haines described the location of the easement within Section I.

Commissioner Walton then asked if this lot would be bigger than all of the other lots.

Ms. Haines confirmed that the lot was a little over five acres in size.

Commissioner Pratt asked what Staff's thoughts were concerning how lots 301 through 305 would be impacted by the request.

Ms Haines stated that Staff felt all owners in Section III should be party to this request and should be required to sign the plat before it can be recorded. The easement and access has been in place since Section I was recorded.

Commissioner Pratt stated he felt that the owners of lots 107 thru 113 in Section I should also have to sign off on this request.

Commissioner Walton asked what would happen if everyone in Section III did not sign the plat.

Mr. Horne stated it would not be recorded without the signatures.

Commissioner Walton then inquired as to whether or not these lots were already built on or if they were owned by the builder.

Mr. Horne stated that many of the lots were already built on but he did not know if they were still contractor owned.

Chairman Lackey asked Mr. Clifton if he knew how many lot were contractor owned.

Mr. Clifton stated he did not know.

Mr. Andrews stated that in Section I, along Watkins Creek Drive, build-out is 100%. In Section III, along Stagecoach Drive, the lots that back up to this lot are currently vacant. He stated he did not know whether the lots had been sold or were still owned by the contractor.

Commissioner Medaugh asked if the signatures should be required before the plat is recorded.

Ms. Earwood stated that signatures of all owners of Section III would be required before the final plat could be recorded.

Mr. Clifton stated the easement and lot were shown on the site plan.

Mr. Horne stated the site plan did show the lot and easement but apparently they were inadvertently left off of the preliminary plat and final plat by the applicant. The applicant is now asking for correction of this error. All owners in Section III will be required to sign off on the final plat before it is recorded. Because owners in Section I did not know about the open space it was not stipulated by Staff that the owners in Section I should have to sign the plat.

Chairman Lackey stated he felt Section I should also have to sign off on this before it can be recorded.

Commissioner Crohan stated he felt the owners of Section I, lots 107 thru 113 should have to sign off on this also.

Ms. Earwood stated she would like to remind the Commission that any time they are reviewing a preliminary plat, they have the authority to approve it, approve it with changes or conditions, or disapprove it.

Mr. Clifton stated that the Section I final plat did not indicate if this property would be open space or a lot.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation with an additional condition requiring the signatures of all current owner(s) of lots 107 – 113 in Section 1. Commissioner Fisher seconded the motion, which passed with Commissioner Walton, Commissioner Pratt and Commissioner Crohan voting "No".

#### **FINAL PLATS:**

#### **ITEM 40**

#### **FINAL PLAT REVIEW FOR BELLE VISTA OF LEGENDS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.25 ACRES LOCATED OFF LAKE VALLEY DRIVE IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2007-408).**

Ms. Earwood, Planning Commission Attorney, withdrew from representation for this item due to a conflict of interest.

Ms. Haines reviewed the background (see Staff report), recommending approval pending the following:

1. Signature by the City of Franklin for water services;
2. Signature by the Lynnwood Utility Corporation for sewer services;  
and
3. Recording of the restrictions prior to signature and recording of the plat.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

#### **ITEM 41**

##### **FINAL PLAT REVIEW FOR THE KEMP PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 7 LOTS ON 130.81 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-409).**

Ms. Haines reviewed the background (see Staff report); recommending approval pending the following:

1. Signature by the Department of Sewage Disposal Management; and
2. Elimination of the Northern and second building envelope for proposed lot #5.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

#### **ITEM 42**

##### **FINAL PLAT REVIEW FOR STAG'S LEAP, SECTION 1, (A.K.A. STARNES CREEK), CONTAINING 33 LOTS ON 62.01 ACRES LOCATED OFF ARNO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-406).**

Mr. Matteson reviewed the background (see Staff report); recommending approval pending the following:

1. The posting of a performance bond in the amount of \$316,000 for internal Road, Drainage and Erosion Control improvements;
2. The posting of a performance bond in the amount of \$35,000 for external Road, Drainage and Erosion Control improvements;
3. The posting of a performance bond for water improvements in the amount of \$75,000 as specified by Milcrofton Utility District;
4. The posting of a performance bond in the amount of \$126,200 for the sewer collection system, \$197,500 for the treatment and disposal system (for a total amount of \$323,700) and a backup bond in the amount of \$206,000;
5. The posting of a performance bond for landscaping in the amount of \$101,950;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. The recording of Homeowner's Association documents.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by voice unanimous vote.

#### **ITEM 43**

##### **FINAL PLAT REVIEW FOR WATKINS CREEK, SECTION 1, (REVISED), CONTAINING 29 LOTS ON 71.35 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-407).**



This item was withdrawn.

**OTHER BUSINESS:**

**ITEM 44**

**INTER-PLANNING REVIEW FOR BREEZEWAY PUMP STATION AND  
WATER STORAGE TANK LOCATED OFF CLOVERCROFT ROAD (7-2007-  
001)**

Mr. Matteson reviewed the background (see Staff report).

Chairman Lackey asked what Staff's thoughts were on the landscaping plan.

Mr. Matteson stated that it was a little difficult to read due to the scale. He would suggest that the City of Franklin ensure that adequate screening be provided.

Chairman Lackey asked for any other comments.

There were none. No action was needed.

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There being no further business, the meeting was adjourned at approximately 7:50 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON JUNE 14, 2007.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY